

070.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

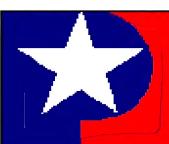
743,100 / 743,100

USE VALUE:

743,100 / 743,100

ASSESSED:

743,100 / 743,100


Patriot
Properties Inc.
PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|--------------------------|
| 103 | | STOWECROFT RD, ARLINGTON |

OWNERSHIP

Unit #:

Owner 1: GEANAKOS JAMES C & LEFKY

Owner 2:

Owner 3:

Street 1: 103 STOWECROFT RD

Street 2:

Twn/City: ARLINGTON

| | | |
|---------------|-------|------------|
| St/Prov: MA | Cntry | Own Occ: Y |
| Postal: 02474 | Type: | |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1988 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 7693 | Sq. Ft. | Site | | | 0 | 70. | 0.85 | 12 | | | | | | | | | 455,553 | | | | | | 455,600 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | | Land Size | Building Value | Yard Items | | Land Value | Total Value | Legal Description | | | User Acct |
|--------------|-----------------|-----------|----------------|--------------------------------|--|------------|-----------------|-------------------|--|--|-----------|
| 101 | | 7693.000 | 287,500 | | | 455,600 | 743,100 | | | | 44678 |
| Total Card | | 0.177 | 287,500 | | | 455,600 | 743,100 | Entered Lot Size | | | GIS Ref |
| Total Parcel | | 0.177 | 287,500 | | | 455,600 | 743,100 | Total Land: | | | GIS Ref |
| Source: | Market Adj Cost | | | Total Value per SQ unit /Card: | | 373.79 | /Parcel: 373.79 | Land Unit Type: | | | Insp Date |

10/08/18

!5986!

USER DEFINED

| | |
|----------------|----------|
| Prior Id # 1: | 44678 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date: | 12/30/21 |
| Time: | 03:06:42 |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Date: | 02/12/19 |
| Time: | 12:56:00 |
| ekelly | |
| 5986 | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | | 287,500 | 0 | 7,693. | 455,600 | 743,100 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | | 277,500 | 0 | 7,693. | 455,600 | 733,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | | 277,500 | 0 | 7,693. | 455,600 | 733,100 | 733,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | | 225,600 | 0 | 7,693. | 423,000 | 648,600 | 648,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | | 225,600 | 0 | 7,693. | 423,000 | 648,600 | 648,600 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | | 225,600 | 0 | 7,693. | 371,000 | 596,600 | 596,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | | 225,600 | 0 | 7,693. | 338,400 | 564,000 | 564,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | | 224,600 | 0 | 7,693. | 299,400 | 524,000 | 524,000 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| | 12241-555 | | 7/10/1972 | | 39,900 | No | No | N | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|---------|--------|-----|------------|----------|------------|---------|
| 9/20/2001 | 685 | Re-Roof | 6,000 | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 10/8/2018 | MEAS&NOTICE | HS | Hanne S |
| 12/16/2008 | Meas/Inspect | 336 | PATRIOT |
| 11/11/1999 | Inspected | 267 | PATRIOT |
| 11/2/1999 | Mailer Sent | | |
| 10/8/1999 | Measured | 263 | PATRIOT |
| 7/27/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA _____

| | | | | | | | | | | | | | | | | | | | | | | | |
|---------------------------------|-------------------|-------|-----|------------------------------------|-----------------|--------|-----|---|---------------------------------|-----------|--------------|-------------------------|------|--------------|------------|------------|--------------|--|--|--|--|--|--|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | | | | | | | |
| Type: 19 - Ranch | | | | Full Bath: 2 | Rating: Average | | | SCUTTLE HOLE. INLAW APARTMENT.. OF=BMT SINK. | | | | | | | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: | Rating: | | | | | | | | | | | | | | | | | | |
| Prime Wall: 1 - Wood Shingle | | | | A HBth: | Rating: | | | | | | | | | | | | | | | | | | |
| Sec Wall: 7 - Brick | 5% | | | OthrFix: 1 | Rating: Fair | | | | | | | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 2 | Rating: Average | | | 1st Res Grid | Desc: Line 1 | # Units 1 | | | | | | | | | | | | | |
| Color: WHITE | | | | A Kits: | Rating: | | | Level | FY LR DR D K FR RR BR FB HB L O | | | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | Other | | | | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | Upper | | | | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | Lvl 2 | | | | | | | | | | | | | | | |
| Year Blt: 1959 | Eff Yr Blt: | | | Location: | | | | Lvl 1 | | | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: | | | | Lower | | | | | | | | | | | | | | | |
| Jurisdict: | Fact: . | | | Floor: | | | | Totals | RMS: 11 | BRs: 4 | Baths: 2 | HB | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | | | | | | | | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AG - Avg-Good | 26. % | | | | No Unit | RMS | BRS | FL | | | | | | | | | | | |
| Prim Int Wal 1 - Drywall | | | | Functional: | | | | | 1 | 11 | 4 | 1 | | | | | | | | | | | |
| Sec Int Wall: 8 - Plyw Panel | 20 % | | | Economic: | | | | | | | | | | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | | | | | | | | | | | | | | | | | | |
| Prim Floors: 4 - Carpet | | | | Override: | | | | | | | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 26.4 % | | | | | | | | | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | CALC SUMMARY | | | | | | | | | | | | | | | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 100.00 | | | | | | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | Size Adj.: 1.17816901 | | | | | | | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | Const Adj.: 0.98453510 | | | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | Adj \$ / SQ: 115.995 | | | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | Other Features: 115800 | | | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | Grade Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | NBHD Inf: 1.00000000 | | | | | | | | | | | | | | | | | | | |
| # Heat Sys: 3 | | | | NBHD Mod: | | | | | | | | | | | | | | | | | | | |
| % Heated: 100 | | % AC: | | LUC Factor: 1.00 | | | | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | Adj Total: 390629 | | | | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | Depreciation: 103126 | | | | | Juris. Factor: | | Before Depr: | 115.99 | | | | | | | | | | | |
| | | | | Deprecated Total: 287503 | | | | | Special Features: 0 | | Val/Su Net: | 83.58 | | | | | | | | | | | |
| | | | | | | | | | Final Total: 287500 | | Val/Su SzAd | 144.62 | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | Model: | | Serial #: | | Year: | | Color: | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | PARCEL ID 070.0-0001-0008.0 | | | | | | | | | | IMAGE | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value | AssessPro Patriot Properties, Inc | | | | | |
| More: N | Total Yard Items: | | | | | | | | | | | Total Special Features: | | | | | | | | | | | |
| Total: | | | | | | | | | | | | Total: | | | | | | | | | | | |